0512032

IDENTIF. ✦ REFERENCE

BOOK 11203 PAGE 141

98 NOV 13 AM 8:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Paul E Rigby
Affiant

Subscribed and sworn to before me this 12th day of November, 1998.

Jimmy A. Duncan
Notary Public

My commission expires: 9-18-99.

SEND TAX BILLS TO:

PAUL E. RIGBY
48 TWIN STREET
NASHVILLE, TENNESSEE 37209

MAP - PARCEL NO.

Map 91-14
Parcel 2

THIS INSTRUMENT PREPARED BY:

JIMMY A. DUNCAN, ATTY.
4904 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37209

FROM: DAVID M. BURKE AND WIFE, JANET R. BURKE

TO: PAUL E. RIGBY

WARRANTY DEED

FOR AND IN CONSIDERATION of $46,000.00 Dollars cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, We, David M. Burke and wife, Janet R. Burke, hereinafter called Grantor, have this day bargained and do hereby transfer and convey to Paul E. Rigby, hereinafter called the Grantee, his heirs and assigns the following described tract or parcel of land, described as follows: to wit:

Land in Davidson County, Tennessee, being the northerly 56 feet of the southerly 106 feet of Lots Nos. 172 and 173 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for said County.

Being the same property conveyed to David M. Burke and wife, Janet R. Burke by Installment Deed from Carol Edde, unmarried, and Helen Rose, unmarried, of record in Book 8354, Page

236 Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants in instrument of record in Book 1312, Page 279, said Register's Office, the plan of record in Book 332, Page 127, said Register's Office and subject to all applicable local government planning, building and zoning regulations.

THIS PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, IS SOLD AS IS, THAT IS WITHOUT WARRANTY OF ITS CONDITION.

TO HAVE AND TO HOLD the real property hereinabove described unto Paul E. Rigby, his heirs and assigns, forever.

We covenant with the said Grantees herein that We are lawfully seized and possessed of said real property hereinabove described in fee simple; that We have a good and lawful right to convey the same and that the same is not encumbered; and We bind ourselves, our heirs and representatives to forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is sold and conveyed subject to all recorded easements of record.

WITNESS our hands on this 12th day of November, 1998.

David M. Burke

Janet R. Burke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named David M. Burke and wife, Janet R. Burke, the bargainors, with whom I am personally acquainted, (or who proved their identity with identification sufficient to me) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 1998.

Jimmy A. Duncan
Notary Public

My Commission expires: 9-18-99.

NOTARY PUBLIC AT LARGE DAVIDSON

4949 11/13 0101 03CHECK 181.20

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11203 PAGE 143

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 46000.00
				CON TX 170.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 181.20
				CHECK 181.20
			11/13/98 01	08:07 0001 6449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I2032
IDENTIF. ↑ REFERENCE

98 NOV 13 AM 8:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1371551